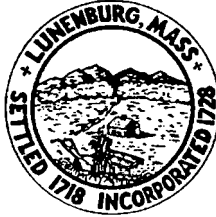


LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5
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960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Minutes
January 11, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

ANR Plans:

203 West Townsend Road- Presented by Mark Horgan, Horgan Construction. Plan will divide property into five frontage lots. Rear of property will be deeded to an abutter. A. Burney noted to M. Horgan that any disturbance over one acre will require a special permit from the Planning Board for stormwater management and also an EPA construction general permit. No issues were raised with departmental review. Plan endorsed by Board.

790-792 Massachusetts Avenue- Presented by Jamie Rheault, Whitman & Bingham Associates. M. Allison recused himself as to a possible financial interest in the property. The site was rezoned at May 2015 Town Meeting from Commercial to Limited Business/Residential. (In April 2015, the Board endorsed an ANR Plan which the applicant did not file with the Registry.) As a result of the rezoning, the applicant is coming back before the Board with a new ANR Plan to divide the property into three lots. Plan endorsed by Board.

107 Youngs Road- Presented by Larry Sabean, Hannigan Engineering. Two 50-foot frontage lots are being created with a full frontage lot on either side. A common drive is proposed to the two reduced frontage lots (Lots 2 and 3). Building/Zoning Official M. Sauvageau has no issues with common drive. Lot 4 will have its driveway over the frontage of Lot 3 due to wetlands at the front of Lot 4. The applicant has been before the Conservation Commission and is waiting for an Order of Conditions from the Commission. Septic permits have been issued for Lots 2, 3, and 4. Plan will be sent out for departmental review.

PUBLIC HEARING: Highfield Village (Cont'd)- Applicant requested continuance to February 8, 2016. Both A. Burney and J. Rheault have spoken with the reviewing engineer Rob Oliva, David Ross Associates, who anticipates having a review letter within the next 2-3 weeks. K. Chenis, Motion to continue to February 8, 2016, 6:35 PM, Second, D. Prokowiew, all aye. D. McQuaid noted to the applicant that if possible, moving forward, the applicant provide earlier notification to the Planning Office of a requested continuance so it can be posted to the web for residents' notification.

Minutes Approval: K. Chenis, Motion to sign 12/14/15 minutes, Second, D. Prokowiew, minutes signed. K. Chenis, Motion to sign 12/14/15 Unitil Information Meeting, Second, M. Allison, minutes signed.

COMMITTEE REPORTS:

Building Reuse Committee- Presentation will be made to Board of Selectmen on January 19th as to Tappe's recommendation.

Capital Planning Committee- Have heard requests from Fire Department and School Department.

Agricultural Commission- Meeting January 21st to discuss improvements to farmers' market.

MJTC- No meeting

MRPC- No meeting

Open Space Ad Hoc Committee- No meeting

School Building Committee- No meeting

Green Community Task Force (GCTF)- No meeting

DEVELOPMENT STATUS REPORTS:

Definitive Subdivision, 50 Elmwood Road- Work continues.

Tri Town Landing- Work continues. Applicant getting sign-offs for occupancy permits.

1 Main Street- Board Decision filed with Registry.

DIRECTOR'S ITEMS:

Town Meeting, May 7, 2016- Warrant open until March 25, 2016.

Storm Water Task Force- initial meeting will be held January 13th to elect officers. M. Allison will be the Planning Board's representative.

NOTICES & COMMUNICATIONS: Noted

MEETING SCHEDULE:

January 25- 274 Prospect Street Hearing (cont'd)

February 8- Highfield Village Hearing (cont'd)

February 22- Unutil Information Meeting (cont'd)

ADJOURNMENT: 8:58 PM

Documents used at meeting:

Minutes 12/14/15

Minutes 12/14/15 Unutil Information Meeting

ANR Plan 203 West Townsend Road

ANR Plan 790-792 Massachusetts Avenue

ANR Plan 107 Youngs Road